

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



*Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173*

REVISED DECISION OF THE HISTORIC PRESERVATION OFFICER

MINOR HISTORIC DESIGN REVIEW CASE NO.: HIS22-08

APPLICATION NO.: 22-103872-DR

NOTICE OF DECISION DATE: ~~March 30, 2022~~ March 31, 2022

SUMMARY: A proposal to demolish an accessory structure at the rear of the Leland and Mildred Geer House (1927).

REQUEST: A Class 1 Minor Historic Design Review of a proposal to demolish an accessory structure at the rear of the Leland and Mildred Geer House (1927), on property 1.08 acres in size, zoned CO (Commercial Office), and located at 1815 Commercial Street SE, 97302 (Marion County Assessors Map and Tax Lot number: 073W34BD03300).

APPLICANT: Gilbert Feibleman

LOCATION: 1815 Commercial St SE, Salem OR 97302

CRITERIA: Salem Revised Code (SRC) Chapters 230.095 – Demolition of historic accessory structure

FINDINGS: The findings are in the attached Decision dated March 30, 2022.

DECISION: The **Historic Preservation Officer APPROVED** Minor Historic Design Review Case No. HIS22-08 based upon the application materials deemed complete on March 29, 2022 and the findings as presented in this report.

The rights granted by the attached decision must be exercised, or an extension granted, by ~~March 31, 2022~~ April 1, 2024, or this approval shall be null and void.

| | |
|----------------------------------|---|
| Application Deemed Complete: | <u>March 29, 2022</u> |
| Notice of Decision Mailing Date: | <u>March 30, 2022</u> <u>March 31, 2022</u> |
| Decision Effective Date: | <u>March 31, 2022</u> <u>April 1, 2022</u> |
| State Mandate Date: | <u>July 28, 2022</u> |

Case Manager: Kimberli Fitzgerald, kfitzgerald@cityofsalem.net, 503-540-2397

This decision is final.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

<http://www.cityofsalem.net/planning>

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503-588-6173***

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

DECISION

**IN THE MATTER OF APPROVAL OF) MINOR HISTORIC DESIGN REVIEW
HISTORIC DESIGN REVIEW)
CASE NO. HIS22-08)
1815 COMMERCIAL STREET SE) March 30, 2022**

In the matter of the application for a Minor Historic Design Review submitted by Gilbert Feibleman on behalf of Bertolucci Construction, the Historic Preservation Officer (a Planning Administrator Designee), having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

SUMMARY: A proposal to demolish an accessory structure at the rear of the Leland and Mildred Geer House (1927).

REQUEST: A Class 1 Minor Historic Design Review of a proposal to demolish an accessory structure at the rear of the Leland and Mildred Geer House (1927), on property 1.08 acres in size, zoned CO (Commercial Office), and located at 1815 Commercial Street SE, 97302 (Marion County Assessor's Map and Tax Lot number: 073W34BD03300).

A vicinity map illustrating the location of the property is attached hereto, and made a part of this decision (**Attachment A**).

FINDINGS

Minor Historic Design Review Applicability

SRC230.020(f) requires Historic Design Review approval for any alterations to historic resources as those terms and procedures are defined in SRC 230. The Planning Administrator shall render a decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

PROPOSAL

The applicant is proposing to demolish an accessory structure at the rear of the Leland and Mildred Geer House (1927). The structure is 20' by 20' in size and in poor condition due to dry rot and has insufficient structural integrity. *230.095 Demolition of historic accessory structure* is applicable to this project.

SUMMARY OF RECORD

The following items are submitted to the record and are available upon request: All materials submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports; any materials and comments from

public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

APPLICANT'S STATEMENT

A request for historic design review must be supported by proof that it conforms to all applicable criteria imposed by the Salem Revised Code. The applicants submitted a written statement; an excerpt is included as **Attachment B** in this staff report.

Staff utilized the information from the applicant's statements to evaluate the applicant's proposal and to compose the facts and findings within the staff report. Salem Revised Code (SRC) *230.095 Demolition of historic accessory structures*, are the applicable criteria for evaluation of this proposal.

FACTS & FINDINGS

1. Historic Designation

Under Salem Revised Code (SRC) Chapter 230, no exterior portion of a local historic resource, contributing, non-contributing building or new construction in a historic district shall be erected, altered, restored, moved or demolished until historic design review approval has been granted on the basis of the project's conformity with the applicable criteria in SRC 230. Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

According to SRC 230.020(f), historic design review approval shall be granted if the application satisfies the applicable standards set forth in Chapter 230. For Class 1 and Class 2 Minor Historic Design Review decisions HLC staff, the Historic Preservation Officer (a designee of the Planning Administrator), shall render their decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

2. Historic Significance

The Leland and Mildred Geer House was constructed in 1927. Mr. Geer was a salesman for the Trum Motor Car Company in Salem. The house was sold to Rollin and Alice Page in 1928 who lived in the house until the 1950s. After this time the house was purchased by James and Kathryn Hatfield, a cousin of Senator Hatfield. The accessory structure at the rear of the property was most likely constructed in 1927 as a single car garage for the main house. However, in the 1971 this structure was converted to an accessory dwelling unit, and windows, doors and a small front porch added. In 1987 additional modifications were made, and the siding was replaced with vertical board. This accessory structure does not retain any original historic integrity and is not a contributing structure to the Geer House site.

3. Analysis of Minor Historic Design Review Approval Criteria

Staff determined that the following standards from *SRC 230.095 Demolition of historic accessory structures*, are applicable to this project.

FINDINGS:

Sec. 230.095. - 230.095 Demolition of historic accessory structures

(b) Classes

(1) Class 1 Historic Accessory Structure: Demolition is the demolition of a historic accessory structure located at the rear of the property and not visible from the right-of-way.

Findings: The Geer House accessory structure is a structure constructed circa 1927 and is located at the rear of the property and not visible from Commercial Street SE, thereby qualifying as a Class 1 historic accessory structure demolition, Type I procedure under SRC 300.

(e) Criteria

(1) An application for Class 1 historic accessory structure removal shall be granted if the accessory structure lacks structural integrity and would be cost prohibitive to repair on site.

Findings: The applicant has provided an assessment by a structural engineer stating that the accessory structure is unsound and lacks structural integrity. Additionally, cost estimates have been submitted stating that it would be cost prohibitive to repair the structure. Staff finds that SRC 230.095(e)(1) has been met.

DECISION

Based upon the application materials deemed complete on March 29, 2022 and the findings as presented in this report, the application for HIS22-08 is **APPROVED**.



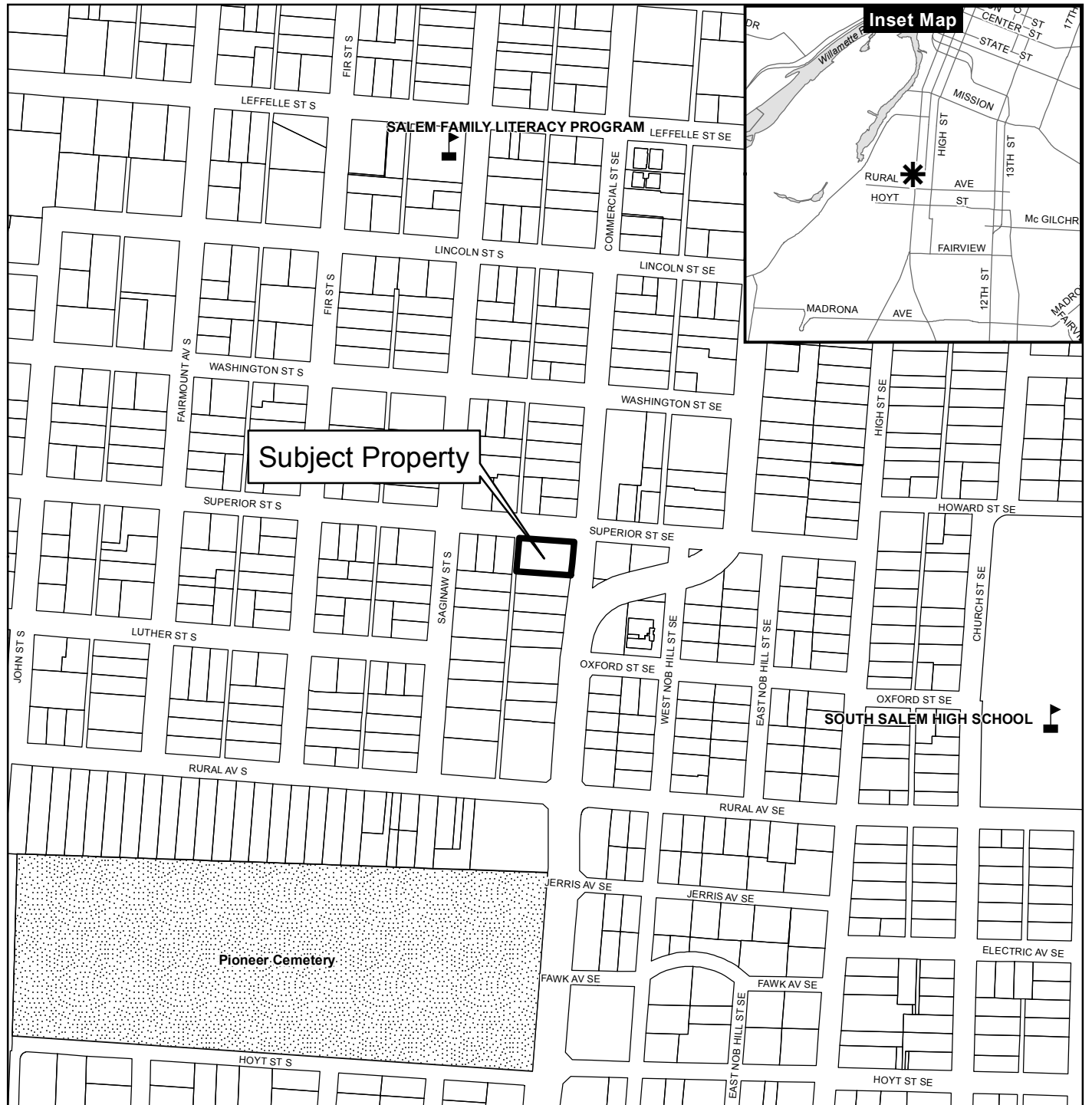
Kimberli Fitzgerald, AICP
Historic Preservation Officer
Planning Administrator Designee

Attachments: A. Vicinity Map








B. Applicant's Submittal Materials- Excerpt

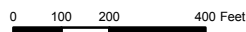
Vicinity Map

1815 Commercial Street SE (073W34BD03300)



Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



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Date: January 25, 2022

Attention: Dan Bertolucci
Bertolucci Construction Inc.
2385 Liberty St. NE
Salem, OR 97302

Re: **1815 Commercial St.**
Structural Observation
MSC Job #220121

On January 14th, 2022 John Carstensen of MSC Engineers, Inc. met with you at the property located at 1815 Commercial St. in Salem, Oregon. The purpose of this site visit was evaluation of the existing, detached dwelling structure.

On site we observed an existing structure with an approximate overall footprint of 20 ft. wide by 20 ft. deep, located on the west end of the property. The front of the structure faces east and the ridge of the gabled roof runs east-west.

The roof structure is conventional wood framing comprised of 2x4 ceiling joists @ 24 in. OC, 2x4 rafters @ 24 in. OC, and 1x skip sheathing that has been overlain with plywood sheathing. Exterior walls are approximately 8 ft. tall and consist of 2x4 studs @ 24 in. OC with horizontal, straight sheathing on the exterior. Floor framing is comprised of straight sheathing on 2x6 joists @ 24 in. OC. Floor joists span north-south between the exterior walls and 4x4 floor beams on the interior. Floor beams are supported by 4x4 posts at regular intervals.

The foundation of the exterior walls consists of a 4x4 sleeper beam on top of hollow clay bricks laid in a running bond. Aside from the mortar between the sleeper beam and brick, no other connection was observed. Interior posts are supported on concrete pads or rocks and also do not have a positive connection between the post and foundation.

While on site multiple areas of rot and wood deterioration were observed. The restroom was previously located at the northwest corner of the structure and water damage was observed on the wall sheathing, studs, sole plate, floor sheathing and floor joists. At least (1) floor joist was completely deteriorated and no longer present. The joists on either side have also been severely compromised.

Water damage was also observed at the floor on east and south sides of the structure. A significant portion of the floor sheathing has been compromised in this area and will need to be replaced. Lastly, horizontal sheathing on all (4) walls has areas of water damage and will need to be replaced.

While on site, we also observed several structural modifications that have compromised the original structure's capacity. Ceiling joists have been haphazardly cored and in at least (2) instances, completely cut in two. In an attempt to level the floor, floor beams have been shimmed and propped up using all manner of material including decking, wood veneer strips and logs.

Our final observation was that the original wall framing appears to deviate from conventional methods at the windows and sill plate. Framing at the windows appears to have been adjusted for a smaller-than-intended window, with discontinuous studs and blocking. Framing at the base of the wall is directly bearing on the floor joists and rim board instead of on top of the sheathing. These modifications have not limited the performance of the structure but are less than ideal.


In our opinion, the deterioration and decay of the floor system will require replacement of almost half the existing floor deck and substantial reframing of the supports. Similarly, damage to the horizontal sheathing on the walls is extensive enough that substantial replacement will be required. It may be possible to treat the existing wood sheathing and replace the strength of the horizontal sheathing with plywood. However, the rotten sill plate and studs will definitely need to be removed and replaced and either scenario represents a substantial investment.

Lastly, the structure, similar to other structures of this age, is not compliant with any seismic codes. In our opinion, it will not be feasible to bring this structure into compliance with the current clay tile foundation. Any elective or mandatory seismic upgrade should take this into account.

Given the overall condition of the structure, the potential cost of repairs exceeding the replacement value, and the inability to meet even minimal seismic performance criteria, we would recommend the demolition of this structure and for it to be replaced with a code-compliant structure.

We trust that this report adequately summarizes our findings with respect to the scope of services requested. If you have any questions or concerns about the information provided in this report, please contact our office.

Sincerely,



John Carstensen, PE
MSC Engineers, Inc.

Enclosed: Photos

Digitally signed by John Carstensen
Reason: I am approving this document
Contact Info: johnc@mscengineersinc.com
Date: 2022.01.26 10:00:16-08'00'





Photo 1: West Elevation



Photo 2: East Elevation



Photo 3: Sheathing Damage



Photo 4: Water Damage



Photo 5: Floor Deterioration



Photo 6: Floor Deterioration



Photo 7: Brick Stemwall



Photo 8: Misc. Shoring



Photo 9: Stud Damage



Photo 10: Wall Damage



Photo 11: Cut Ceiling Joist



Photo 12: Floor Deterioration



Bertolucci Construction Inc.
2385 Liberty St NE
Salem, OR 97301
503-585-2848
CCB #99427

Feibleman - Accessory Structure Report

1815 Commercial St Se
Salem, OR 97301

Estimated Current Real Market Value of Existing Acc. Structure:
\$30,000

Estimated Cost to Restore Condemned Structure with Safety and Code Repairs:
\$100,000

After extensive evaluation by certified engineer and construction professionals we have determined it cost prohibitive to repair this structure due to the following

- Ceiling joists have been haphazardly cored in at least (2) spots. Completely cut in 2.
- In an attempt to level the floor, floor beams have been shimmed and propped up using all manner of materials.
- Foundation nonexistent, materials being used to support the structure are ; clay bricks, concrete pads or rocks, decking, wood veneer strips and logs.
- Bathroom in corner of structure has complete water damage on wall sheathing, studs, sole plate, floor sheathing and floor joists. This would require repair beyond the bathroom itself to allow for new materials to be structurally sufficient.
- Significant water damage throughout structure causing most surfaces to be dry rotted.
- Walls are not framed to conventional methods and windows have no header supports which presents safety issues and would need to be completely re framed, with most walls and existing framing being rotten this would be impossible because you would need to start from "the ground up" and this cannot be done due to there not being any foundation to start with.
- The structure is non complaint with any seismic codes.

The above items are itemized in detail within the attached engineer's report / evaluation of this structure

A handwritten signature in cursive script that reads "Dan Bertolucci".

Dan Bertolucci

President





Salem 1926-Dec. 1950 vol. 2, 1927-Dec. 1950, Sheet 250

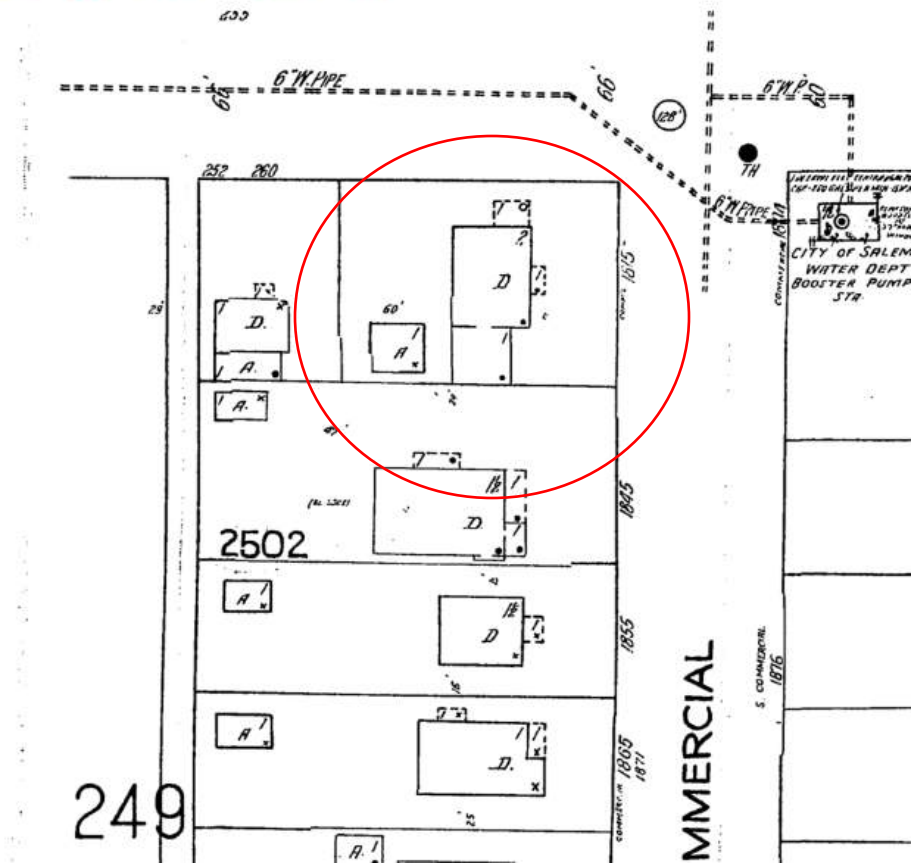
< Back to Browse Maps

State: Oregon

City: Salem

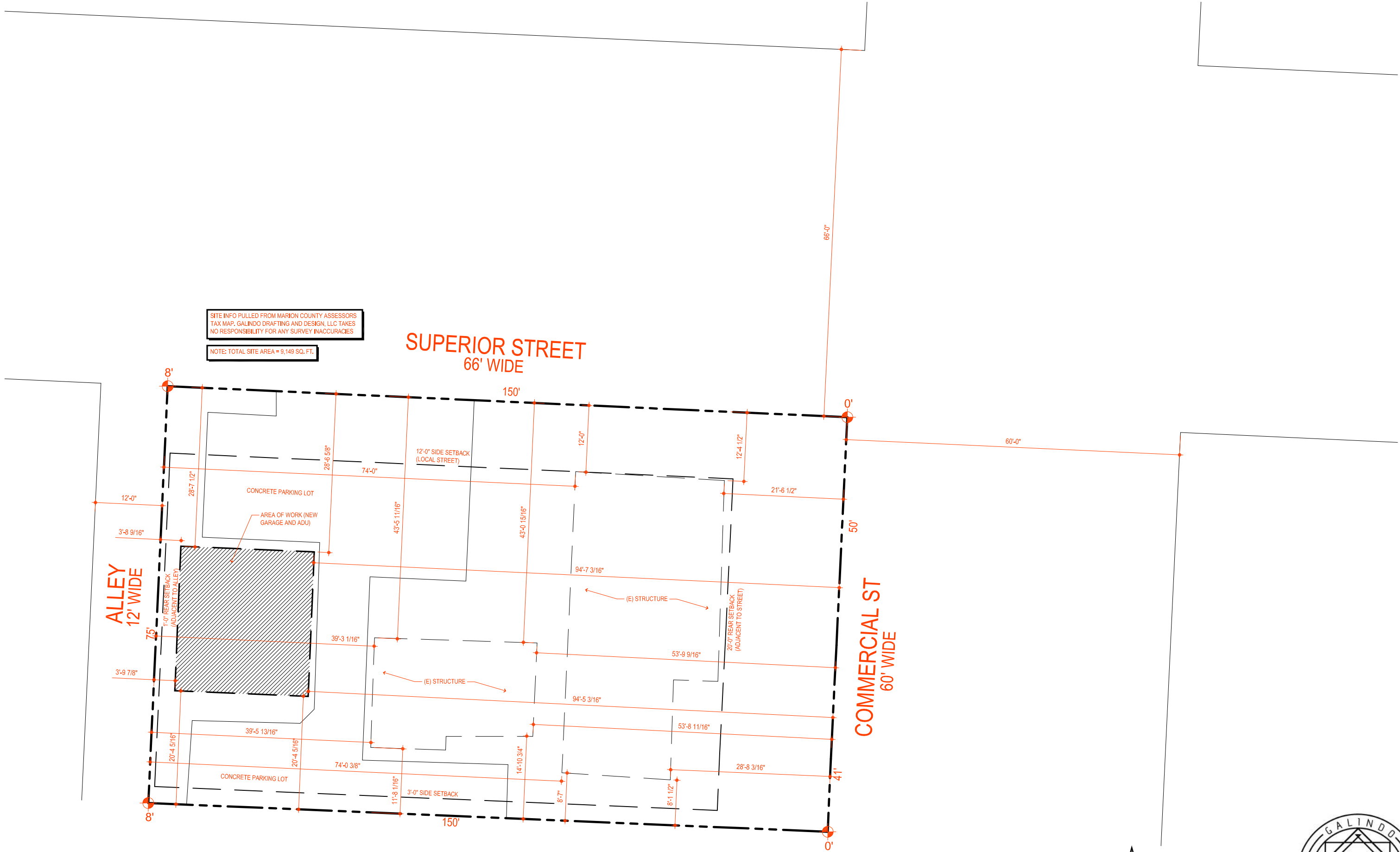
Date: 1926-Dec. 1950

Volume: vol. 2, 1927-Dec. 1950



SITE INFO PULLED FROM MARION COUNTY ASSESSORS TAX MAP. GALINDO DRAFTING AND DESIGN, LLC TAKES NO RESPONSIBILITY FOR ANY SURVEY INACCURACIES.

NOTE: TOTAL SITE AREA = 9,149 SQ. FT.



1815 COMMERCIAL ST. GARAGE & A.D.U. PROJECT

SITE PLAN
SCALE: 1/16" = 1'-0"

